



Entered on Docket
January 19, 2011

A handwritten signature in dark ink, appearing to read "Linda B. Riegle".

Hon. Linda B. Riegle
United States Bankruptcy Judge

PITE DUNCAN, LLP
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Attorneys for Secured Creditor WELLS FARGO BANK, N.A. ALSO KNOWN AS
WACHOVIA MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A,
AND FORMERLY KNOWN AS WACHOVIA MORTGAGE FSB,
FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

SONIA LEON,

Debtor(s).

Bankruptcy Case No. BK-S-10-31330-lbr
Chapter 7

WELLS FARGO BANK, N.A. ALSO
KNOWN AS WACHOVIA MORTGAGE,
A DIVISION OF WELLS FARGO BANK,
N.A, AND FORMERLY KNOWN AS
WACHOVIA MORTGAGE FSB,
FORMERLY KNOWN AS WORLD
SAVINGS BANK, FSB'S ORDER
TERMINATING AUTOMATIC STAY
Date: January 5, 2011
Time: 10:30 a.m.

1 A hearing on Secured Creditor Wells Fargo Bank, N.A. also known as Wachovia
2 Mortgage, a division of Wells Fargo Bank, N.A, and formerly known as Wachovia Mortgage
3 FSB, formerly known as World Savings Bank, FSB's Motion for Relief From the Automatic
4 Stay came on regularly for hearing in the United States Bankruptcy Court before the Honorable
5 Linda B. Riegle, Ace Van Patten appearing on behalf of Secured Creditor.

6 The court having duly considered the papers and pleadings on file herein and
7 being fully advised thereon and finding cause therefor:

8 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

9 The automatic stay of 11 United States Code section 362 is hereby immediately
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property
11 under the Note and Deed of Trust encumbering the real property commonly known as 5042
12 Saluda Circle, Las Vegas, Nevada 89118 ("Real Property"), which is legally described as:

13 LOT THIRTY-SIX (36) IN BLOCK ONE (1) OF
14 FOOTHILL VILLAGES UNIT NO.1, AS SHOWN
15 BY MAP THEREOF ON FILE IN BOOK 19 OF
16 PLATS, PAGE 1, AND AS SHOWN BY
17 AMENDED PLAT OF FOOTHILL VILLAGES
18 UNIT NO. 1, AS SHOWN BY MAP THEREOF
ON FILE IN BOOK 19, PAGE 15, IN THE
OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

19 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or
20 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
21 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
22 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
23 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
24 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
25 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
26 provide 7 days' notice to the Debtor(s).

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28 /././

1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may
2 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan
3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and
4 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to
5 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this
6 bankruptcy case.

7 APPROVED/DISAPPROVED APPROVED/DISAPPROVED

8
9 JAMES G. CHRISTENSEN DAVID A. ROSENBERG
10 DEBTOR(S) ATTORNEY TRUSTEE

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In accordance with LR 9021, counsel submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

☐ The court has waived the requirement set forth in LR 9021(b)(1).

☐ No party appeared at the hearing or filed an objection to the motion.

☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

☐ Approved.

☐ Disapproved.

☒ Failed to respond. - Debtor's Attorney/Trustee

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Submitted by:

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